\* ZONING COMMISSIONER \* OF BALTIMORE COUNTY \* Case No. 88-474-SPHA

ORDER OF DISMISSAL

Pursuant to the receipt of a request for a voluntary dismissal from Counsel for the Petitioners,

IT, IS ORDERED by the Zoning Commissioner for Baltimore County this 33 day of June, 1989 that the above-captioned matter be and the same is hereby DISMISSED without prejudice.

Zoning Commissioner for

Baltimore County

G. Scott Barhight, Esquire J. Norris Byrnes, Esquire Wmiteford, Taylor & Preston 40 W. Chesapeake Avenue, Suite 300, Towson, Md. 21204

People's Counsel

-

....

The building setbacks from interior lot lines must be zero (0) feet to allow connection of the structures, and construction of adjoining structures as shown on the attached plan. The entire project is an integrated development consisting of interconnected buildings, utilizing a common and complementary architectural design scheme and providing for common amenities to serve each of and all principal use buildings. Each of the lots shown on the attached plan is owned by the owner listed on this petition, which owner consents to the reduction of the minimum setback requirement.

AMW/kag/GEM1/real estate crow-balto/painters petition spec hear

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER PETITION FOR VARIANCES SW Corner Owings Mills Blvd. & : OF BALTIMORE COUNTY

Red Run Rd., 4th Election Dist. 3rd Councilmanic Dist.

PAINTERS MILL VENTURE, : Case No. 88-474-SPHA Petitioner

:::::::

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the abovecaptioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

> Phyllis Cole Friedman
>
> Phyllis Cole Friedman People's Counsel for Baltimore County

Peter Max Zimmerman Deputy People's Counsel Room 223, Court House Towson, Maryland 21204 494-2188

I HEREBY CERTIFY that on this 12th day of April, 1988, a copy of the foregoing Entry of Appearance was mailed to J. Norris Byrnes, Esquire, Whiteford, Taylor & Preston, 300 Lafayette Bldg., 40 W. Chesapeake Ave., Towson, MD 21204, Attorney for Petitioner.

Rev. #330 PETITION FOR ZONING VARIANCE ucr

I/We do solemnly declare and affirm,

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from the following Sections: Building "A" S.207.4.C.142 to permit a lot line or street line setback of 30 ft. in lieu of the required 50 ft; Building "B/C"S.207.4.C.142 to permit a lot line or street line setback of ft. in lieu of the required 50 ft, also, S. 409.2.C(4) to permit a parking setback of 0 ft. in lieu of the required 50 ft, also, S. 409.2.C(4) to permit a parking setback of 0 ft. in lieu of the line of the Character of S.207.4.C.1 to permit a 10 ft. and 25 ft. exterior lot line setback in lieu of the required 50 ft, also, S.207.4.C.3.4 to permit a 10 ft. setback to a R.A.E.2 zone in lieu of the required 50 ft. and a 55 ft. setback to a 477 D.R. 10.5 zone in lieu of the required 150 ft, also, S.207.6 to permit parking within 10 ft. of a R.A.E.2 zone in lieu of the required 25 ft, also, S.207.4.D to permit a building height of 195 ft. in lieu of the allowed 150 ft. Building "Fy S.207.4.C.1 to permit an exterior lot line setback of 5 ft. in lieu of the required 50 ft, also, S.207.4.C.3 to permit a 0 ft. and 5 ft. setback to a D.R. zone in lieu of the required 50 ft. also S.207.4.C.4 to permit a 0 ft. setback to a D.R. 10.5 zone in lieu of the required 150 ft, also, S.207.6 to permit parking within Oft. and 5 ft. of a D.R. zone in lieu of the required 25 ft; Building 'G" (lot #6) If necessary, S.207.4.C. 1+3 to permit a setback of 5 ft. and 15 ft. to a D.R. zone in lieu of the required 50 ft, also S.207.6 to permit parking within 5 ft. of a D.R. zone line in lieu of the required 25 ft, also if necessary, S. 207.3.C to permit a nestaurant location as a freestanding building in lieu of the required "within" a principal use building.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) SEE ATTACHMENT

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

under the penalties of perjury, that I/we are the legal wner(s) of the property which is the subject of this Petition Legal Owner(s): Painters Mill Venture By: Dirk P. D. Mosis, Vice President By: Jack L Bawlin, General Partner (Type or Rrint Name) Dy Dues Trammel Crow Company By: Robert G. Merrick, Jr., General Partner Seven Saint Paul Street (Type or Print Name) City and State

Baltimore, Maryland 21202 Attorney for Petitioner: J. Norris Byrnes. Esquire See Attachment (Type or Print Name) Ilpm Bynnes City and State Whiteford, Taylor & Preston 300 Lafavette Building Name, address and phone number of legal owner, contract purchaser or representative to be contacted J. Norris Byrnes, Esquire 40 W. Chesapeake Avenue Whiteford, Taylor & Preston Towson, Maryland 21204 Name 300 Lafayette Building City and State 40 W. Chesapeake Avenue Attorney's Telephone No.: 825-5512 Towson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 2312 day 

Zoning Commissioner of Baltimore County

#330

WAS O 8 1986

PETITION FOR SPECIAL HEARING TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve For building "G" a freestanding restaurant as an accessory use incidential to and integrated with the proposed principal uses on adjoining lots pursuant to Section 207.3.B. OR

To permit a restaurant as an auxiliary use to be structurally integrated with the proposed principal to permit a restaurant as an auxiliary use to be structurally integrated with the proposed principal uses on adjoining lots pursuant to Section 207.3.C.2. AND

For building "F" a use permit for business parking in a D.R. 10.5 zone, AND

To affirm that all structures and uses as proposed are integrated pursuant to Section 207.4.C.1.

Property is to be posted and advertised as prescribed by Zoning Regulations

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm. under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Limited Partnership Legal Owner(s): Painters Mill Venture By Crow-Baltimore Development Co., Inc. By: Dirk P. D. Mosis, Vice President By: Jack L. Baylin, General Partner Type or Print Name) Lype or Print Name) Down Com Trammel Crow Company Baltimore, Maryland 21202 City and State Attorney for Petitioner: J. Norris Byrnes, Esquire See Attachment Whiteford, Taylor & Preston City and State 300 Lafayette Building Name, address and phone number of legal owner, con-Address 40 W. Chesapeake Avenue tract purchaser or representative to be contacted J. Norris Byrnes, Esquire Whiteford, Taylor & Preston City and State Name 300 Lafayette Building

ORDERED By The Zuning Commissioner of Baltimore County, this \_\_\_\_\_\_ day , 19 KZ, that the subject matter of this petition be advertised, of Warch required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore and the second s

Towson, Maryland 21204 825-5512

PETITION FOR ZONING VARIANCE

ATTACHMENT

ADDRESSES:

Jack L. Baylin Painters Mill Venture Suite 202 106 Old Court Road Pikesville, Maryland 21208 486-3100

Attorney's Telephone No.: 825-5512

Robert G. Merrick, Jr. Alex, Brown & Sons, Inc. 135 East Baltimore Street Baltimore, Maryland 21202

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MAR 2 5 1988 /

PETITION FOR SPECIAL HEARING

Attachment to Baltimore County Prescribed Form

Building G

Declare that a restaurant to be constructed as part of an integrated development project consisting of office buildings as the principal use, and to be structurally integrated with the principal uses on adjoining lots, is a proper auxiliary use in an O.T. zone pursuant to Section 207.3 C.2. B.C.Z.R. Declare in the alternative that a freestanding restaurant to be constructed as part of an integrated development project consisting of office buildings as the principal use is a proper accessory use, incidental to and integrated with the proposed principal uses, in an O.T. zone pursuant to Section 207.3 B.1. B.C.Z.R.

- A restaurant is a normal and customary incidental use when included in the development of a complex of office buildings as proposed in the subject project. The restaurant has been designed to be connected, via a series of tunnels and/or promenades, to each of the principal use buildings located within the project. An eating and drinking establishment is an amenity which must be provided to the citizens working in and visiting the office buildings, especially in a semi-urban setting where similar establishments may not be readily accessible. Use of the lot as a restaurant will not create objectionable conditions adversely affecting the use of nearby property.

2) Building F

The use of a parcel of land zoned D.R. 10.5 for business parking purposes.

A portion of a parking structure which is to be located primarily on a parcel of land zoned O.T. will encroach slightly upon a parcel of land zoned D.R. 10.5. The portion of the D.R. 10.5 parcel not affected by the parking structure is within a 100 year flood plain and therefore unbuildable. As a result, the location of minimal parking within the D.R. 10.5 zone will have no appreciable adverse impact upon surrounding property, because the presence of the flood plain effectively establishes a minimum 185 feet wide buffer between the structure and contiguous property. The proposed location of the parking structure allows for the maximum preservation of the natural features of the property, particularly the existing stream valley and flood

3) Affirm that all structures and uses proposed for the referenced project are integrated pursuant to Section 207.4 C.1

PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from the following Sections: Building "A" S.207.4.C.1+2 to permit a lot line or street line setback of 30 ft. in lieu of the required 50 ft; Building "B/C"S.207.4.C.1+2 to permit a lot line or street line setback of 0 ft. in lieu of the required 50 ft, also, S. 409.2.C(4) to permit a parking setback of 0 ft. in lieu of the required 8 ft, also, S. 207.4.D to permit building heights of 260 ft. in lieu of the allowed 150 ft; Building "D"-S.207.4.C.1 to permit a 10 ft. and 25 ft. exterior lot line setback in lieu of the required 50 ft, also, S.207.4.C.3+4 to permit a 10 ft. setback to a R.A.E.2 zone in lieu of the required 50 ft. and a 55 ft. setback to a D.R. 10.5 zone in lieu of the required 150 ft, also, S.207.6 to permit parking within 10 ft. of a R.A.E.2 zone in lieu of the required 25 ft, also, S.207.4.D to permit a building height of 195 ft. in lieu of the allowed 150 ft. Building "F" S.207.4.C.1 to permit an exterior lot line setback of 5 ft. in lieu of the required 50 ft, also, S.207.4.C.3 to permit a 0 ft. and 5 ft. setback to a D.R. zone in lieu of the required 50 ft, also S.207.4.C.4 to permit a 0 ft. setback to a D.R. 10.5 zone in lieu of the required 150 ft, also, S.207.6 to permit parking within 0 ft. and 5 ft. of a D.R. zone in lieu of the required 25 ft; Building "G" (lot #6) If necessary, S. 207.4.C. 1+3 to permit a setback of 5 ft. and 15 ft. to a D.R. zone in lieu of the required 50 ft, also S.207.6 to permit parking within 5 ft. of a D.R. zone line in lieu of the required 25 ft, also if necessary, S. 207.3.C to permit a restaurant location as a freestanding building in lieu of the required "within" a principal use building.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

SEE ATTACHMENT

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition. Contract Purchaser: Limited Partnership Legal Owner(s): Painters Mill Venture y Crow-Baltimore Development Co., inc. By: Dirk P. D. Mosis, Vice President By: Jack L Barlin, General Partner (Type or Rrint Name) (Type or Print Name) Signature Trammel Crow Company Seven Saint Paul Street By: Robert G. Merricl; J.A. General Partner (Type or Print Name) Baltimore, Maryland 21202 Cloud I numer City and State Attorney for Petitioner: Norris Byrnes, Esquire

Moms Byrnes Whiteford, Taylor & Preston 300 Lafayette Building Name, address and phone number of legal owner, con-Address 47 W. Chesapeake Avenue tract purchaser or representative to be contacted Norris Byrnes, Esquire Towson, Maryland 21204 Whiteford, Taylor & Freston City and State Name 300 Lafayette Building 40 W. Chesapeake Avenue Attorney's Telephone No.: 825-5512 Towson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 

Zoning Commissioner of Baltimore County.

To provide for the development of the subject property in accordance with the spirit and intent of the O.T. zone, variances must be granted from height and area regulations. Due to the location of the subject property in a growth area of a Town Center, as shown on the Baltimore County Master Plan, it is important to develop the property as close to the intensity envisioned by the B.C.Z.R. and to thereby increase the tax base and create jobs for citizens.

As a practical matter, it is impossible to develop the property in a manner consistent with the intent of the OT Zone given the height and area constraints currently imposed by Sections 207 and 409 of the B.C.Z.R. The building area available under the current B.C.Z.R. and other applicable development regulations preclude the owner from securing a reasonable return on its investment and from making reasonable and permitted use of its property.

The current height and area regulations present land planning and construction problems which affect the subject property, but do not affect other property located in an OT Zone. The property is bounded by high density residentially Zoned property rather than by property Zoned OT, which results in the imposition of setback requirements which are not imposed upon other property in the area which is zoned OT. The topography of the property and the location of substantial portions of the property in a one hundred (100) year flood plain precludes construction upon those portions of the property, thereby requiring construction of buildings within setback areas and creating the need for construction of taller facilities to achieve the density even proximate to the density of development permitted in an OT Zone in a Town Center (5.5. F.A.R.). The proposed development would achieve a density development of 1.39

The grant of the requested variances will not reduce the amount of amenity open space provided on the property, nor will it result in an increase in density above that permitted in an OT Zone. To the contrary, the proposed density for the project is less than thirty-three percent (33%) of the permitted density.

AMW/kag/GEM1/real estate crow-balto/painters bulk area var pet

. .

The grant of the requested variances will not reduce the amount of amenity open space provided on the property, nor will it result in an increase in density above that permitted in an OT Zone. To the contrary, the proposed density for the project is less than thirty-three percent (33%) of the permitted density.

The grant of the variances will not result in injury to the public health, safety, and general welfare.

AMW/kag/GEM1/real estate crow-balto/painters bulk area var pet 3/24

Rev. NVR 2 5 1988

#### BULK AREA VARIANCE PETITIONS

Attachment to Baltimore County Prescribed Form Buildings are referenced as shown on the attached plat

#### Building A

... Variance from Section 207.4 C.2. B.C.Z.R. to permit a thirty (30) feet setback from any street line, in lieu of the required fifty (50) feet;

... Variance from Section 207.4 C.1. B.C.Z.R. to permit a thirty (30) feet setback from an exterior lot line other than a street line, in lieu of the required fifty (50) feet;

#### Building B

... Variance from Section 207.4 C.1. B.C.Z.R. to permit a zero (0) feet setback from an exterior lot line other than a street line, in lieu of the required fifty (50) feet;

... from Section 207.4 C.2. B.C.Z.R. to permit a zero (0) feet setback from any street line, in lieu of the required fifty (50) feet;

... from Section 207.4 D. B.C.Z.R. to permit a maximum building height of two hundred sixty (260) feet, in lieu of the required one hundred fifty (150) feet.

... from Section 409.2.c(4) B.C.Z.R. to permit a zero (0) feet setback from a street property line, in lieu of the required eight (8) feet.

#### Building C

Patton Harris Bust & Associates, po

February 29, 1988

Thu9 Standish Place Rockville, Maryland 20055

301.762-2220

... Variance from Section 207.4 C.1. B.C.Z.R. to permit a zero (0) feet setback from an exterior lot line other than a street line, in lieu of the required fifty (50) feet;

... from Section 207.4 C.2. to permit a zero (0) feet setback from any street line, in lieu of the required fifty (50)

... from Section 207.4 D. B.C.Z.R. to permit a maximum building height of two hundred sixty (260) feet, in lieu of the required one hundred fifty (150) feet.

METES AND BOUNDS DESCRIPTION

OF PART OF THE PROPERTY OF

PAINTERS MILL VENTURE

BALTIMORE COUNTY MORTGAGE COMPANY

FOURTH ELECTION DISTRICT

BALTIMORE COUNTY, MARYLAND

westerly right-of-way line of Owings Mills Boulevard with the

future southerly right-of-way line of Red Run Boulevard as

shown on State Roads Commission Plat No. 48090, said point

lying South 06 33'24" West, 124.42 feet from the center line

intersection of Red Run Boulevard, at Station 50+00, with the

center line of Owings Mills Boulevard, at Station 65+00, and

running with and binding on the land of Painters Mill Venture

2. an arc distance of 516.07 feet along a curve to the right

08 52'05" East, 514.74 feet to a point

having a radius of 2,073.07 feet, a central angle of 14 15'47", and a chord bearing and distance of South

the following courses and distances

3. South 89 29'29" West, 449.91 feet

4. North 01 33'22" West, 195.00 feet

5. South 89 04'02" West, 368.00 feet

1. South 20 42'35" East, 261.91 feet, and

AND PARCEL B

Beginning at the point of intersection of the future

read and the same المناس أورساغ الاصاد فاصلا والالأم

#330

Fairfax, VA

Bridgewater, VA

Virginia Bearl, VA

Leesburg, VA

Rowkville, MD

... from Section 409.2.c(4) B.C.Z.R. to permit a zero (0) feet setback from a street property line for off-street parking, in lieu of the required eight (8) feet.

### Building D

... Variance from Section 207.4 C.1. B.C.Z.R. to permit a ten (10) feet setback and a twenty-five (25) feet setback from an exterior lot line other than a street line, in lieu of the required fifty (50) feet;

... from Section 207.4 C.3. B.C.Z.R. to permit a ten (10) feet setback from an R.A.E. zone line, in lieu of the required fifty (50) feet;

... from Section 207.6 B.C.Z.R. to permit a ten (10) feet setback from an R.A.E. zone line for off street parking, in lieu of the required twenty-five (25) feet;

... from Section 207.4 D. B.C.Z.R. to permit a maximum building height of one hundred ninety-five (195) feet, in lieu of the required one hundred fifty (150) feet.

... from Section 207.4 C.3. B.C.Z.R. and 207.4 C.4. B.C.Z.R. to permit a twenty-five (25) feet setback from any D.R. zone line and a fifty-five (55) feet setback from a D.R. 10.5 zone line, in lieu of the fifty (50) feet and the one hundred fifty feet (150) required respectively by each Section.

### Building F

... Variance from Section 207.4 C.1. B.C.Z.R. to permit a five (5) feet setback from an exterior lot line other than a street line in lieu of the required fifty (50) feet;

... from Section 207.4 C.3. B.C.Z.R. and 207.4 C.4. B.C.Z.R. to permit a zero (0) feet setback and a five (5) feet setback from any D.R. zone line and a zero (0) feet setback from a D.R. 10.5 zone line in lieu of the fifty (50) feet and the one hundred fifty (150) feet required respectively by each Section.

... from Section 207.6 B.C.Z.R. to permit a zero (0) feet setback and a five (5) feet setback from a D.R. zone line for off-street parking, in lieu of the required twenty-five (25)

Patton Harris Rust & Associates, pe-

Building G

... Variance from Section 207.4 C.1. B.C.Z.R. to permit a five (5) feet setback and a fifteen (15) feet setback from an exterior lot line other than a street line in lieu of the required fifty (50) feet;

... from Section 207.4 C.3. B.C.Z.R. to permit a five (5) feet setback and a fifteen (15) feet setback from a D.R. zone line in lieu of the required fifty (50) feet;

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... from Section 207.3.C to permit a restaurant location as a freestanding building in lieu of the required "within" a principal use building.

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BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

Your petition has been received and accepted for filing this day of March

Petitioner Painters Hill Venture Petitioner' J. Morris Byrnes Attorney

Received by: James E. Dyer Chairman, Zoning Plans Advisory Committee

South 25 03'52" West, 230.55 feet 7. North 68 20'11" West, 217.38 feet

Metes and Bounds Description Painters Mill Venture

February 29, 1988

8. North 15 44'08" West, 523.54 feet

9. North 85 16'57" East, 220.35 feet

10. North 46 14'36" West, 355.34 feet

11. North 85 16'57" East, 464.67 feet

12. South 29 43'33" West, 65.37 feet 13. South 86 47'20" East, 310.04 feet

14. South 84 55'01" East, 391.20 feet to the point of beginning containing 816,066 square feet or 18.73429 acres of land, moré or less.

Page Comments

RECEIVED CROS-UNION TRUST TOWER LIMITED PARTHERCHIE SPECIAL HEARING AND VARIANCES # 330 W.C.R.

BALTIMORE COUNTY, MARYLAND

OFFICE OF FIN. - REVENUE DIVISION

MISCELLANEOUS CASH RECEIPT

Zoning Commissioner Office of Planning & Zoning Towson, Maryland 21204

J. Norris Byrnes, Esq.

J. Robert Haines

WHITEFORD, TAYLOR & PRESTON 300 Lafayette Building 40 W. Chesapeake Avenue Towson, Maryland 21204

Res Petitions for Zoning variance and Special Hearing CASE NUMBER 1 88-474-SPHA SW/Cor. Owings Mills Slvd. and Red Run Road 4th Election District - Jro Councilmanic District Petitioner(s): Painters Mill Venture HEARING SCHEDULED: MCNAY, MAY 23, 1989 at 9:00 a.m.

Dear Mr. Pyrnest

\_\_\_\_

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Please be advised that \_\_\_\_ is due for advertising and posting of the above-referenced property. All fees must be paid prior to the hearing. Do not remove the sign and post set(s) from the property from the time it is posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN(S) AND POST(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Please make your check payable to Baltimore County, Maryland and bring it along with the sign(s) and post(s) to the Zoning Office, County Office Building, Room 111, Towson, Maryland 21204 fifteen (15) minutes before your hearing is scheduled to begin.

Please note that should you fail to return the sign and post set(s), there will be an additional \$25.00 added to the above fee for each set not returned.

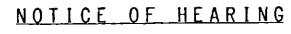
Very truly yours,

J. Robert Haines J. ROBERT HAINES Zoning Commissioner of Baltimore County

Baltimore County Zoning Commissioner Office of Planning & Zoning Towson, Maryland 21204 494-3353

J. Robert Haines

March 29, 1988



The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

( SEE

**ATTACHED** 

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any rejuest for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES Zoning Commissioner of Baltimore County

cc: Actest G. Merrick, Jr. Jack L. Baylin J. Norris Byrnes, Esq. Dirk P.J. Mosis

URCHASE REC	OSTION NO	). <b>4</b> 3	PURCHASE REQUI	SITION		TIMORE COUN' FICE OF CENTS	IY, MARYLAND TAL SERVICES
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PETITIONS FOR SPECIAL HEARING AND ZONING VARIANCE CASE NUMBER: 88-474-SPHA
SM/COR. OWINGS MILLS BLVD. & RED RUN ROAD
4TH ELECTION DISTRICT - 3RD COUNCILMANIC DISTRICT
PETITIONER(S): PAINTERS MILL VENTURE
HEARING SCHEDULED: MONDAY, MAY 23, 1988 AT 9:00 A.M.

VARIANCE - BUILDING "A" TO PERMIT A LOT LINE OR STREET LINE SETBACK OF 30 FT. IN LIEU OF THE REQUIRED 50 FT.; BUILDING "B/C" TO PERMIT A LOT LINE OR STREET LINE SETBACK OF O FT. IN L. EU OF THE REQUIRED 50 FT. ALSO TO PERMIT A PARKING REQUIRED 8 FT. ALSO TO PERMIT BUILDING HEIGHTS OF 260 FT. IN LIEU OF THE ALLOWED 150 FT.: BUILDING "D" TO PERMIT A 10 FT. AND 25 FT. EXTERIOR LOT LINE SETBACK IN LIEU OF THE REQUIRED 50 FT., ALSO, TO PERMIT A 10 FT. SETBACK TO A R.A.E.2 ZONE IN LIEU OF THE REQUIRED 50 FT. AND 55 FT. SETBACK TO A D.R.10.5 ZONE IN LIEU OF THE REQUIRED 150 FT., ALSO, TO PERMIT PARKING WITHIN 10 FT. OF A R.A.E.2 ZONE IN LIEU OF THE REQUIRED 25 FT., ALSO TO PERMIT A BUILDING HEIGHT OF 195 FT. IN LIEU OF THE ALLOWED 150 FT. BUILDING "F" TO PERMIT AN EXTERIOR LCT LINE SETBACK OF 5 FT. IN LIEU OF THE REQUIRED 50 FT., ALSO TO PERMIT A 0 FT. AND 5 FT. SETBACK TO A D.R. ZONE IN LIEU OF THE REQUIRED 50 FT., ALSO TO PERMIT A O FT. SETBACK TO A D.R.10.5 ZONE IN LIEU OF THE REQUIRED 150 FT., ALSO TO PERMIT PARKING WITHIN 0 FT. AND 5 FT. OF A D.R. ZONE IN LIEU OF THE REQUIRED 25 FT.; SUILDING "G" LOT #5. IF NECESSARY, TO PERMIT A SETBACK OF 5 FT. AND 15 FT. TO A D.R. ZONE IN LIEU OF THE REQUIRED 50 FT., ALSO TO PERMIT PARKING WITHIN 5 FT. OF A D.R. ZONE LINE IN LIEU OF THE REQUIRED 25 FT., ALSO IF NECESSARY, TO PERMIT A RESTAURANT LOCATION AS A FREESTANDING BUILDING IN LIEU OF THE REQUIRED "WITHIN" A PRICIPAL BUILDING. Special Hearing: For BUILDING "G" - A FREESTANDING RESTAURANT AS AN ACCESSORY USE INCIDENTIAL TO AND INTEGRATED WITH THE PROPOSED PRINCIPAL USES ON ADJOINING LOTS PURSUANT TO SECTION 207.B. OR TO PERMIT A RESTURANT AS AN AUXILIARY USE TO BE STRUCTURALLY INTEGRATED WITH THE PROPOSED PRINCIPAL USES ON ADJOINING LOTS PURSUANT TO SECTION 207.3.C.2, AND FOR BUILDING "F" A USE PERMIT FOR BUSINESS PARKING IN A D.R. 10.5 ZONE, AND TO AFFIRM THAT ALL STRUCTURES AND USES AS PROPOSED ARE INTEGRATED PURSUANT TO SECTION 207.4.C.1.

Office of Planning & Zoning Towson, Maryland 21204 J. Robert Haines Zoning Commissioner

NOTICE OF HEARING



The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

( SEE

ATTACHED

SHEET )

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES Zoning Commissioner of Baltimore County

PETITIONS FOR SPECIAL HEARING AND ZONING VARIANCE CASE NUMBER: 88-474-SPHA SW/Cor. Owings Mills Blvd. & RED RUN ROAD 4TH ELECTION DISTRICT - 3RD COUNCILMANIC DISTRICT PETITIONER(S): PAINTERS MILL VENTURE

HEARING SCHEDULED: MONDAY, MAY 23, 1988 AT 9:00 A.M.

VARIANCE - BUILDING "A" TO PERMIT A LOT LINE OR STREET LINE SETBACK OF 30 FT. IN LIEU OF THE REQUIRED 50 FT.; BUILDING "B/C" TO PERMIT A LOT LINE OR STREET LINE SETBACK OF O FT. IN LIEU OF THE REQUIRED 50 FT. ALSO TO PERMIT A PARKING SETBACK OF 0 FT. IN LIEU OF THE REQUIRED 8 FT., ALSO TO PERMIT BUILDING HEIGHTS OF 260 FT. IN LIEU OF THE ALLOWED 150 FT.; BUILDING "D" TO PERMIT A 10 FT. AND 25 FT. EXTERIOR LOT LINE SETBACK IN LIEU OF THE REQUIRED 50 FT., ALSO, TO PERMIT A 10 FT. SETBACK TO A R.A.E.2 ZONE IN LIEU OF THE REQUIRED 50 FT. AND 55 FT. SETBACK TO A D.R.10.5 ZONE IN LIEU OF THE REQUIRED 150 FT., ALSO, TO PERMIT PARKING WITHIN 10 FT. OF A R.A.E.2 ZONE IN LIEU OF THE REQUIRED 25 FT., ALSO TO PERMIT A BUILDING HEIGHT OF 195 FT. IN LIEU OF THE ALLOWED 150 FT. BUILDING "F" TO PERMIT AN EXTERIOR LOT LINE SETBACK OF 5 FT. IN LIEU OF THE REQUIRED 50 FT., ALSO TO PERMIT A 0 FT. AND 5 FT. SETBACK TO A D.R. ZONE IN LIEU OF THE REQUIRED 50 FT., ALSO TO PERMIT A O FT. SETBACK TO A D.R.10.5 ZONE IN LIEU OF THE REQUIRED 150 FT., ALSO TO PERMIT PARKING WITHIN 0 FT. AND 5 FT. OF A D.R. ZONE IN LIEU OF THE REQUIRED 25 FT.: BUILDING "G" LOT #5. IF NECESSARY, TO PERMIT A SETDA-CK OF 5 FT. AND 15 FT. TO A D.R. ZONE IN LIEU OF THE REQUIRED 50 FT.. ALSO TO PERMIT PARKING WITHIN 5 FT. OF A D.R. ZONE LINE IN LIEU OF THE REQUIRED 25 FT., ALSO IF NECESSARY, TO PERMIT A RESTAURANT LOCATION AS A FREESTANDING BUILDING IN LIEU OF THE REQUIRED "WITHIN" A PRICIPAL BUILDING.

Special Hearing: For BUILDING "G" - A FREESTANDING RESTAURANT AS AN ACCESSORY USE INCIDENTIAL TO AND INTEGRATED WITH THE PROPOSED PRINCIPAL USES ON ADJOINING LOTS PURSUANT TO SECTION 207.8, OR TO PERMIT A REST-URANT AS AN AUXILIARY USE TO BE STRUCTURALLY INTEGRATED WITH THE PRO-POSED PRINCIPAL USES ON ADJOINING LOTS PURSUANT TO SECTION 207.3.C.2. AMD FOR BUILDING "F" A USE PERMIT FOR BUSINESS PARKING IN A D.R. 10.5 ZONE, AND TO AFFIRM THAT ALL STRUCTURES AND USES AS PROPOSED ARE IN-TEGRATED PURSUANT TO SECTION 207.4.C.1.

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. Towson, Maryland 21204

State Roads Commission Bureau of Fire Prevention Health Department Project Planning **Building Department** Board of Education Zoning Administration J. Norris Byrnes, Esquire Whiteford, Taylor & Preston 300 Lafayette Building 40 West Chesapeake Avenue Towson, Maryland 21204

RE: Item No. 330 - Case No. 88-474-SPHA Petitioner: Painters Mill Venture Petition for Zoning Variance and Special Hearing

> The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

> Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

> > Very truly yours, JAMES E. DYER Chairman Zoning Plans Advisory Committee

JED:dt

Enclosures

cc: Patton Harris Rust & Assoc. pc 7609 Standish Place Rockville, Maryland 20855

Baltimore County Fire Department Towson, Maryland 21204-2586 494-4500

Paul H. Reincke J. Robert Haines Zoning Commissioner Office of Planning and Zoning Baltimore County Office Building

April 5, 1988

Dennis F. Rasmusser

Re: Property Owner: Painters Mill Venture

Location: SW/Cor. Owings Mills Blvd. and Red Run Rd.

Item No.: 330 Zoning Agenda: Meeting of 3/22,88

Gentlemen:

Towson, MD 21204

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required

to be corrected or incorporated into the final plans for the property. ( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or \_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

( ) 2. A second means of vehicle access is required for the site.

( ) 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

( x ) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition

( ) 6. Site plans are approved, as drawn.

( ) 7. The Fire Prevention Bureau has no comments at

ire Prevention Bureau Special Inspection Division



INTER-OFFICE CORRESPONDENCE

TO	J.	Robe	ert	Hai	nes	
	Zor	ing	Cor	nmis	sione	er

April 26, 1988

FROM P. David Fields, Director
Office of Planning and Zoning

SUBJECT Zoning Petition #88-474-SpHA

This office has been working with the developer's representatives on redesigning this project. The plans submitted with this petition are unacceptable. If the hearing is not postponed or withdrawn, this office has no choice but to oppose the requested variance.

PDF/JH/jat

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cc: Shirley Hess, People's Counsel J. Hoswell Zoning File

ZONING OFFICE

CC: J. Horris Byrnes, Eg.

Baltimore County Zoning Commissioner Office of Planning & Zoning Towson, Maryland 21204 494-3353 J. Robert Haines

April 8, 1988



J. Norris Byrnes, Esq . UHITEFORD, TAYLOR & PRESTON 300 LaFayette Building 40 West Chesapeake Avenue Towson, Maryland 21204-4861

> Re: Case Number: 88-474-SPHA Owings Mills Blvd. & Red Run Road Petitioner(s): Painters Mills Venture Scheduled Hearing Date: May 23, 1988

Dear Mr. Byrnes:

Confirming the telephone conversation between Ms. Karen Baker and myself, the postponement request oulined in your letter of April 6, 1988 has been granted. Further, the matter will not be reset in the hormal course of business, and, this office will hear from you before rescheduling.

Please be advised that the case will be placed on an inabtile status with regard to a hearing date and, if not reset Lithin six months from today's date, same will be dismissed.

If you have any questions regarding the above, please sontabt ~e.

> Very truly yours. G, G. STEPHENS Docket Clerk **(**301) 494-3394

BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROJECTION AND RESOURCE MANAGEMENT

Zoning Commissioner Office of Planning and Zoning County Office Building

Towson, Maryland 21204

· Zoning Item # 330, Zoning Advisory Committee Meeting of March 22, 1988

Property Owner: Painters Mill Venture

· Location: Swker Owings Mills Blvd. and Red Run Rd. District 4

Water Supply Inetro Sewage Disposal Metro

COMMENTS ARE AS FOLLOWS: Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Bureau of Regional Community Services, for final review

Prior to new installation/s of fuel burning equipment, the owner shall contact the Bureau of Air Quality Management, 494-3775, to obtain requirements for such installation/s before work begins. ( ) A permit to construct from the Bureau of Air Quality Management is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere. ( ) A permit to construct from the Bureau of Air Quality Management is required for any charbroiler

operation which has a total cooking surface area of five (5) square feet or more. ( ) Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of

Health and Mental Hygiene for review and approval. ( ) Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Environmental Protection and Resource Management for review and approval. For more complete information, contact the Recreational Hygiene Section, Bureau of Regional Community Services, 494-3811.

( ) Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health. ( ) If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with the State Department of the Environment. ' ( ) Prior to razing of existing structure/s, petitioner must contact the Division of Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.

Petitioner must contact the Bureau of Air Quality Management regarding removal of asbestos, 494-3775. ( ) Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and tank removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Waste Management at 494-3768.

Water and Sewer to determine whether additional tests are required. ( ) Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore

County Standards must be drilled. ( ) In accordance with Section 13-117 of the Baltimore County Code, the water well yield test ) shall be valid until

of property and approval of Building Permit Applications. ) Prior to occupancy approval, the potability of the water supply must be verified by collection If submission of plans to the County Review Group is required, a Hydrogeological Study and an

(1) Others Bldg. D-Sethack of 20 must be maintained from

wetland line.

BUREAU OF WATER QUALITY AND RESOURCE MANAGEMENT

# 330

LAW OFFICES WHITEFORD, TAYLOR & PRESTON

KETH A ROSENBERG\*
FREDERICK SINGLEY KOONTZ
GEORGE J BACHRACH
CARL'S SILVERMAN\*
JAMES R DEVENEY, II WILBUR D. PRESTON, UR. EDWARD A JOHNSTON JOHN H SOMERVILLE RICHARD C WHITEFORD DANIEL H HONEMANN LARRY IN WOLF ARTHUR P ROGERS<sup>®</sup> LOUIS G. CLOSE, UR DALE B. GARBUTT
ALFRED L. SCANLAN, JR.\*
RAUL W. MADDEN
GERSON B. MEHLMAN
PRISCILLA C. CASKEY
GEORGE M. CHURCH
F. FORD LOKER
EDWARD F. HOUFF LOUIS G. CLOSE, UR
JOSEPH K. POKEMINER
ROBERT S. HILMAN
FENTON L. MARTIN
WILLIAM B. WHITEFORD
WALTER R. STOME
ROBERT M. WRIGHT\*
BENJAMIN FORD DAVIS
ASCANIO S. BOCCUTI
J. NORRIS BYRNES
NEVETT STEELE, JR.
RUDIETT G. SKYL MUR\* JAMES R. CHASON
JAMES F. ROSNER
JAMES C. HOLMAN
HARRY S. JOHNSON
WILLIAM F. RYAN, JR. BARNET D SKOLNIK\*
THOMAS C BEACH, HI
RUSSELL H. GARDNER
READ KEMP MCCAFFREY STEVEN I. BATOFF\*
GERARD P. SUNDERLAND\*
STEVEN E. BERS BARBARA HOLTZ LEVINE\* THOMAS P KIMMITT, JR

\*MEMBER MARYLAND AND COUNSEL DISTRICT OF COLUMBIA BAR JEFFREY M. GLOSSER\*

"MEMBER DISTRICT OF COLUMBIA BARBARA BREWER CLARK BAR ONLY

JOHN A. HAYDEN, III RICHARD J. MAGID\* ROBERT SLOAN, III

**SUITE 1400** SEVEN SAINT PAUL STREET BALTIMORE, MARYLAND 21202-1626 301 347-8700 TELEX: 5101012334 FAX: 301 752-7092 300 LAFAYETTE BUILDING 900 BRAWNER BUILDING 40 W. CHESAPEAKE AVENUE 888 17TH STREET, NW TOWSON, MARYLAND 21204 WASHINGTON, D.C. 20006 TELEPHONE 301-825-5512 TELEPHONE 202-835-0606

SERAPO U SAENG LEO P HYLAN DANA B POSEMPELD DEBORAH SWEET ANN MACNEILLE CHRISTOPHER S. LAMB JOHN V. CHURCH\* KEVIN C. MCCORMICK DOUGLAS F. MURRAY EDWARD M BUXBAUM

MULAH HI DOLAK R MOREELAX BRUCED DAYS, JR JOHNE M SULLIMA PHLE & BARNES RUSSELL BEEFS JOHN J. HETMAY SHAPON A OPESTE DEPSTORMER P. DOW KOCON- CO'AN USA A KERSHAER LAHES & RUTLEDGE III KATHERNE LITAKLOR OF COLAGE.

WHATEGOED WHITEGOED

March 17, 1988

Mr. J. Robert Haines Zoning Commissioner 111 West Chesapeake Avenue Towson, Maryland 21204

DONNA M. SILLS

ALBERT J. MATRICCIANI, JR.

Re: Crow-Owings Mill Limited Partnership/ Proposed Commercial Development in Owings Mills, Maryland

Dear Mr. Haines:

This Firm represents Crow-Owings Mill Limited Partnership, a Maryland limited partnership ("Crow"). Crow intends to develop a parcel of land located in Owings Mills, Maryland at the intersection of Owings Mills Boulevard and proposed Red Run Boulevard (the "Property") and to construct thereon commercial office buildings and related structures. Crow intends to subdivide the Property into six (6) building lots in accordance with a CRG Plan previously submitted to the Baltimore County Review Group.

Crow, or its affiliated entities, will own each of the subdivided lots, and will construct thereon an integrated commercial project consisting of four (4) office buildings, a restaurant, a parking structure which will serve each of the proposed buildings, and amenities for the common use of all of the lots. The common areas, interior roadways and parking structure will be maintained jointly by the owners of each of the lots. Each of the office buildings to be constructed on the Property will be connected by underground tunnel to the parking

Mr. J. Robert Hair March 17, 1988 Page 2

> In light of the integrated nature of the development of the entire Property, we hereby request, on behalf of Crow, that you waive the fifty (50) foot building setback requirement (from any interior lot line other than a street line) in accordance with Section 207.4C.1. of the Baltimore County Zoning Regulations and substitute in lieu thereof a setback of zero (0) feet.

BALTIMORE COUNTY, MARYLAN

The zoning office has reviewed the preliminary and latest updated plans for the

proposed office park in an O-T zoned portion of the Owings Mills Town Center.

Many conflicts with the O-T bulk regulations, and some use regulations have

been identified on this, the latest revised plans available. On 3/9/88 ap-

plication was made in the zoning office under item #330 case # 88-474 SPHA for the following variances and special hearings identified by building:

Variance from the following Sections: Building "A" S.207.4.C.1+2 to permit a lot line or street line setback of 30 ft. in lieu of the required 50 ft; Building "B/C"S.207.4.C.1+2 to permit a lot line or street line setback of 0 ft. in lieu of the required 50 ft, also, S. 409.2.C(4) to permit a parking setback of 0 ft. in lieu of the

S.207.4.C.1 to permit a 10 ft. and 25 ft. exterior lot line setback in lieu of the required 50 ft, also,

required 8 ft, also, S. 207.4.D to permit building heights of 260 ft. in lieu of the allowed 150 ft; Building "D"-

S.207.4.C.3.4 to permit a 10 ft. setback to a R.A.E.2 zone in lieu of the required 50 ft. and a 55 ft. setback to a

D.R. 10.5 zone in lieu of the required 150 ft. also, S.207.6 to permit parking within 10 ft. of a R.A.E.2 zone in lieu of the required 25 ft, also, S.207.4.D to permit a building height of 195 ft. in lieu of the allowed 150 ft.

S.207.4.C.3 to permit a 0 ft. and 5 ft. setback to a D.R. zone in lieu of the required 50 ft, also S.207.4.C.4 to

permit a 0 ft. setback to a D.R. 10.5 zone in lieu of the required 150 ft, also, S.207.6 to permit parking within

Oft. and 5 ft. of a D.R. zone in lieu of the required 25 ft; Building "G" (lot #6) If necessary, S. 207. 4. C. 1+3 to

within 5 ft. of a D.R. zone line in lieu of the required 25 ft, also if necessary, S. 207.3.C to permit a

restaurant location as a freestanding building in lieu of the required "within" a principal use building.

permit a setback of 5 ft. and 15 ft. to a D.R. zone in lieu of the required 50 ft, also S.207.6 to permit parking

For building "G" a freestanding restaurant as an accessory use incidential to and integrated with the proposed principal uses on adjoining lots pursuant to Section 207.3.8. OR

THE PUBLIC HEARING HAS BEEN SCHEDULED FOR MONDAY, MAY 23, 1988 AT 9:AM.

When more detailed plans are available whether before or after C.R.G. or the

zoning hearing, the following should be addressed prior to final zoning approval: All proposed signs should be shown including building and freestanding and all proposed auxilliary commercial uses identified that are to be located within

To permit a restaurant as an auxiliary use to be structurally integrated with the proposed principal

uses on adjoining lots pursuant to Section 207.3.C.2. AND

For building "F" a use permit for business parking in a D.R. 10.5 zone, AND

To affirm that all structures and uses as proposed are integrated pursuant to Section 207.4.C.1.

Building "F" S.207.4.C.1 to permit an exterior lot line setback of 5 ft. in lieu of the required 50 ft, also,

/ BAV BE ADVISED (NOT NECESSARY FOR CRG APPROVAL, BUT MUST BE

ADDRESSED PRIOR TO FINAL ZONING APPROVAL

ADDITIONAL COMMENTS ADDED LAST BY PLAN DATE

DATE: 4/14/88

PLAN: 3/17/88

SUBJECT: COUNTY REVIEW GROUP COMMENTS

PROJECT NAME: OWINGS MILLS OFFICE PARK

LOCATION: SW/Cor of Owings Mills Blvd. Extended and

FROM: ZONING OFFICE

DISTRICT: 4c3

Special Hearing to approve:

the office buildings.

Crow, as the owner of each of the proposed building lots consents to the reduction of the 50 foot building setback.

> Very/truly yours, J. Norris Byrnes, Partner

AMW/kag

COUNTY REVIEW GROUP COMMENTS Owings Mills Office Park

> When the plans are reviewed in the formal C.R.G. process and if those plans are revised as a result of the C.R.G. review, that if an additional zoning bulk or use conflict is identified or one that is already identified would change, it should be incumbent upon the developer to contact the zoning office as soon as possible prior to the zoning hearing, submit revised plans to the zoning office and depending on the time frame if a hearing date has been set, a rescheduling may be necessary.

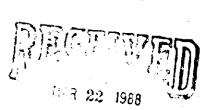
Final zoning approval would be contingent upon the resolution of all conflicts with the B.C.Z.R. and the outcome of all zoning hearing requests.

Zoning Coordinator

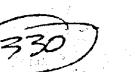
WCR, Jr.: dt

LAW OFFICES WHITEFORD, TAYLOR & PRESTON

300 LAFAYETTE BUILDING 40 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204-4861



March 21, 1988



Er. J. Robert Haines Zoning Commissioner 111 West Chesapeake Avenue Towson, MD 21204

Re: Crow-Owings Mill Limited Partnership/ Proposed Commercial Development in Owings Mills, Maryland

Dear Mr. Haines:

Crow-Owings Mill Limited Partnership has filed a Petition for Zoning Variances and a Petition for a Special Hearing in connection with its proposed development in Owings Mills, Maryland. Because the requests are fairly extensive it is anticipated that the hearing will take one-half day.

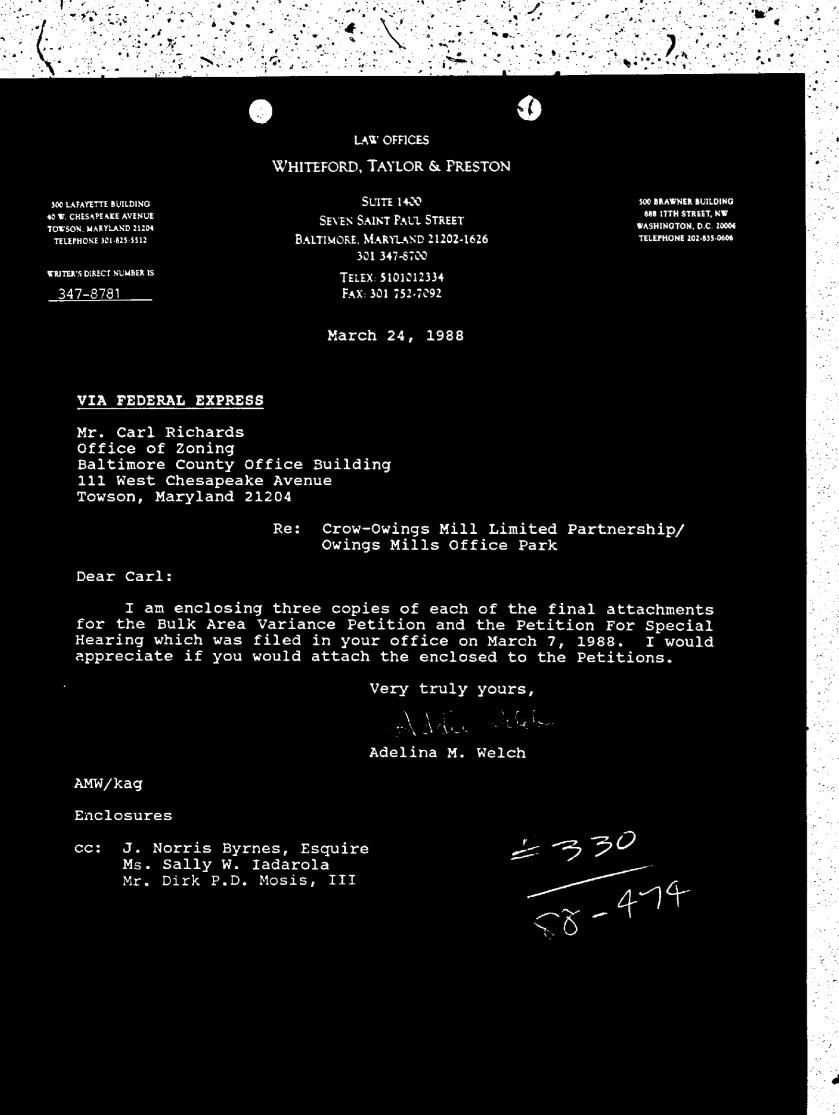
The CRG meeting on the project is scheduled for Thursday, April 14, 1988. We would like to have a zoning hearing on the project as soon thereafter as is reasonably practical. We would appreciate it, therefore, if you would schedule a hearing on the first available date.

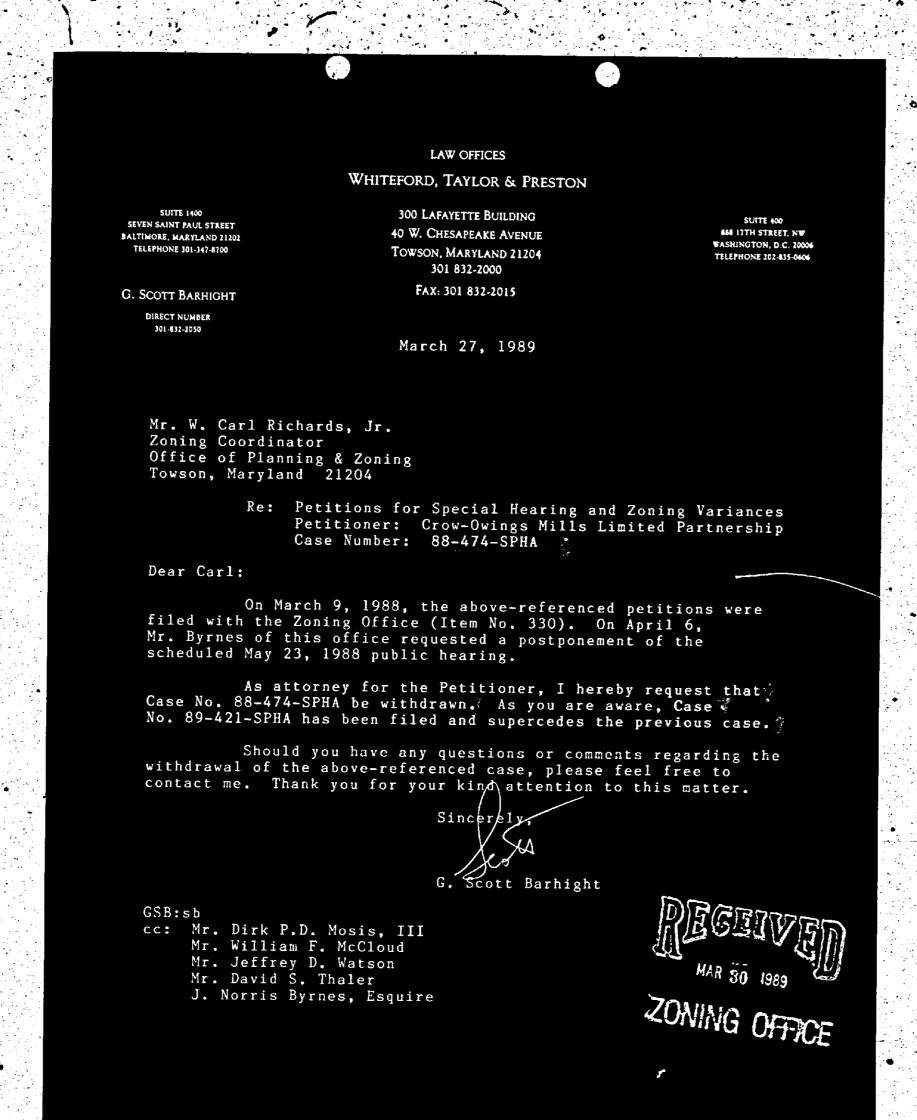
If there is any additional information you need, please let me know. Thanking you for your continuing cooperation, I

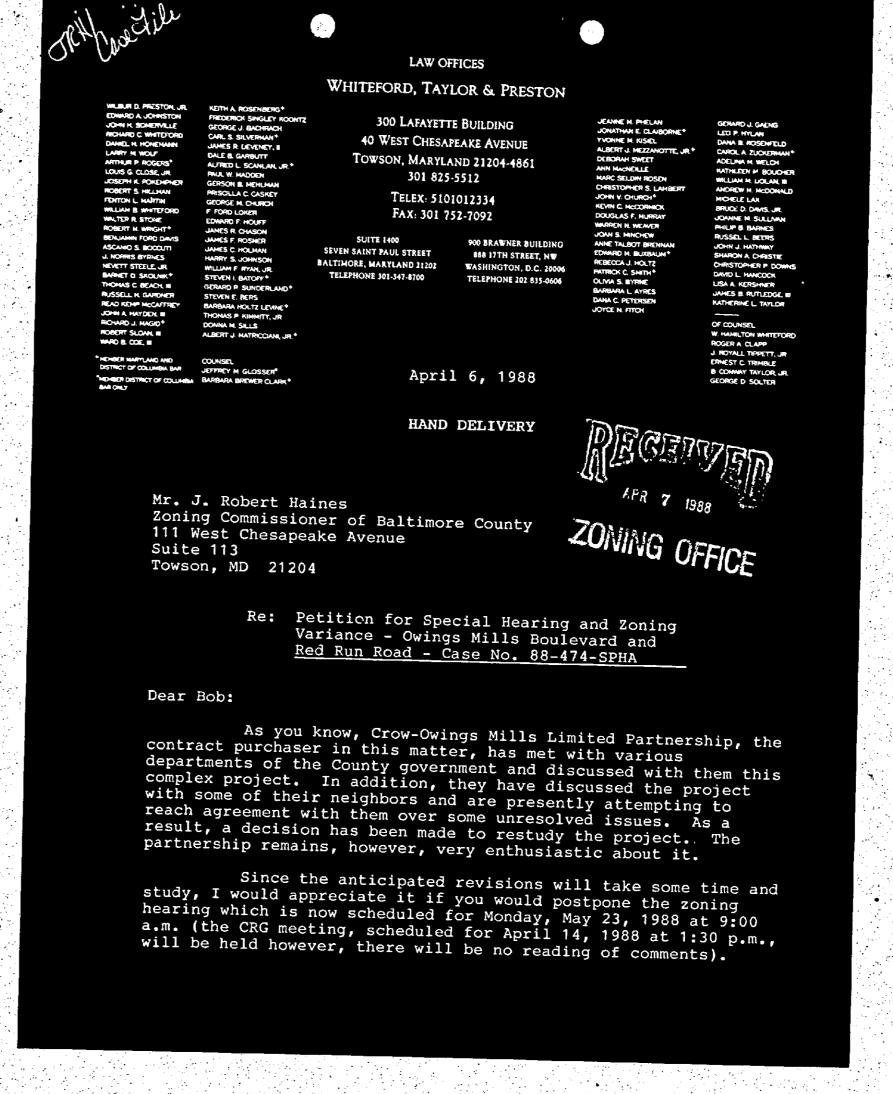
Yours very truly,

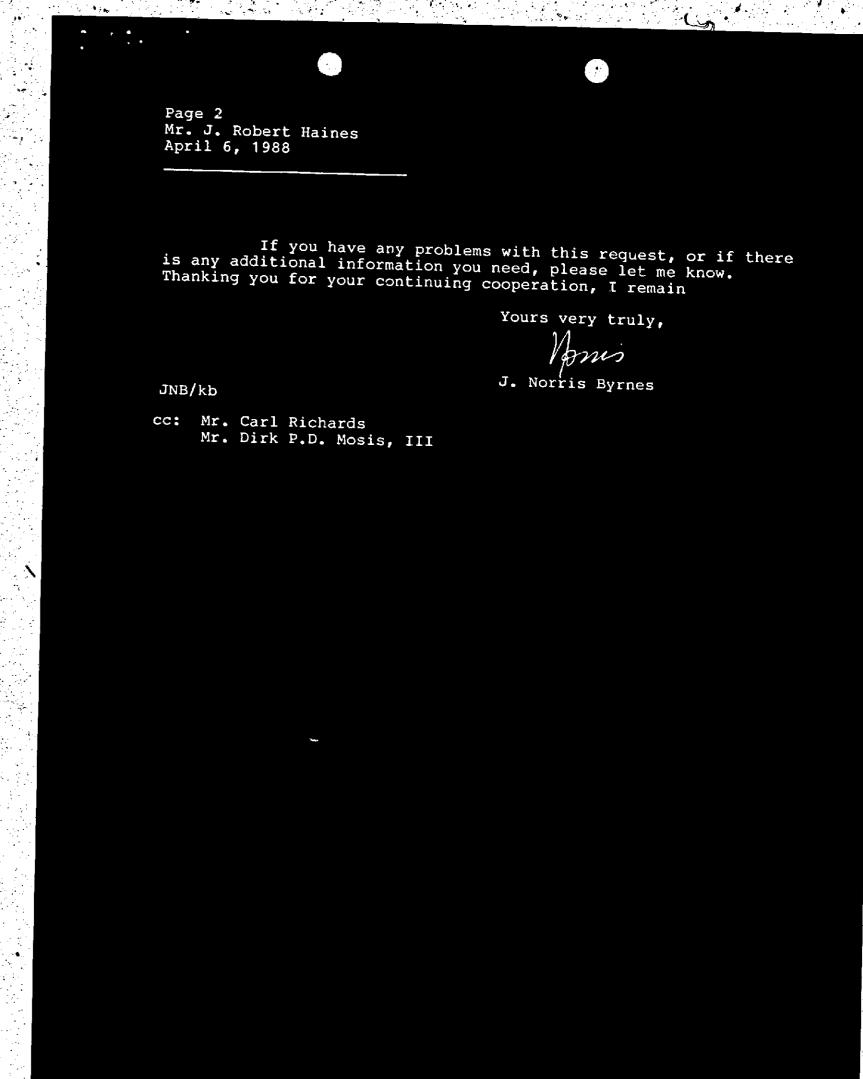
J. Norris Byrnes

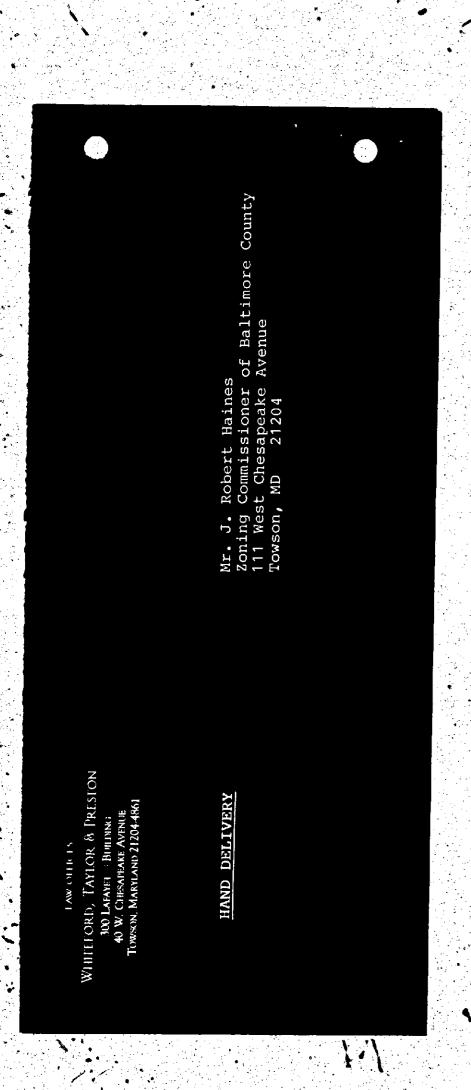
JEB/kb cc: Mr. Carl Richards Mr. Dirk P.D. Mosis, III

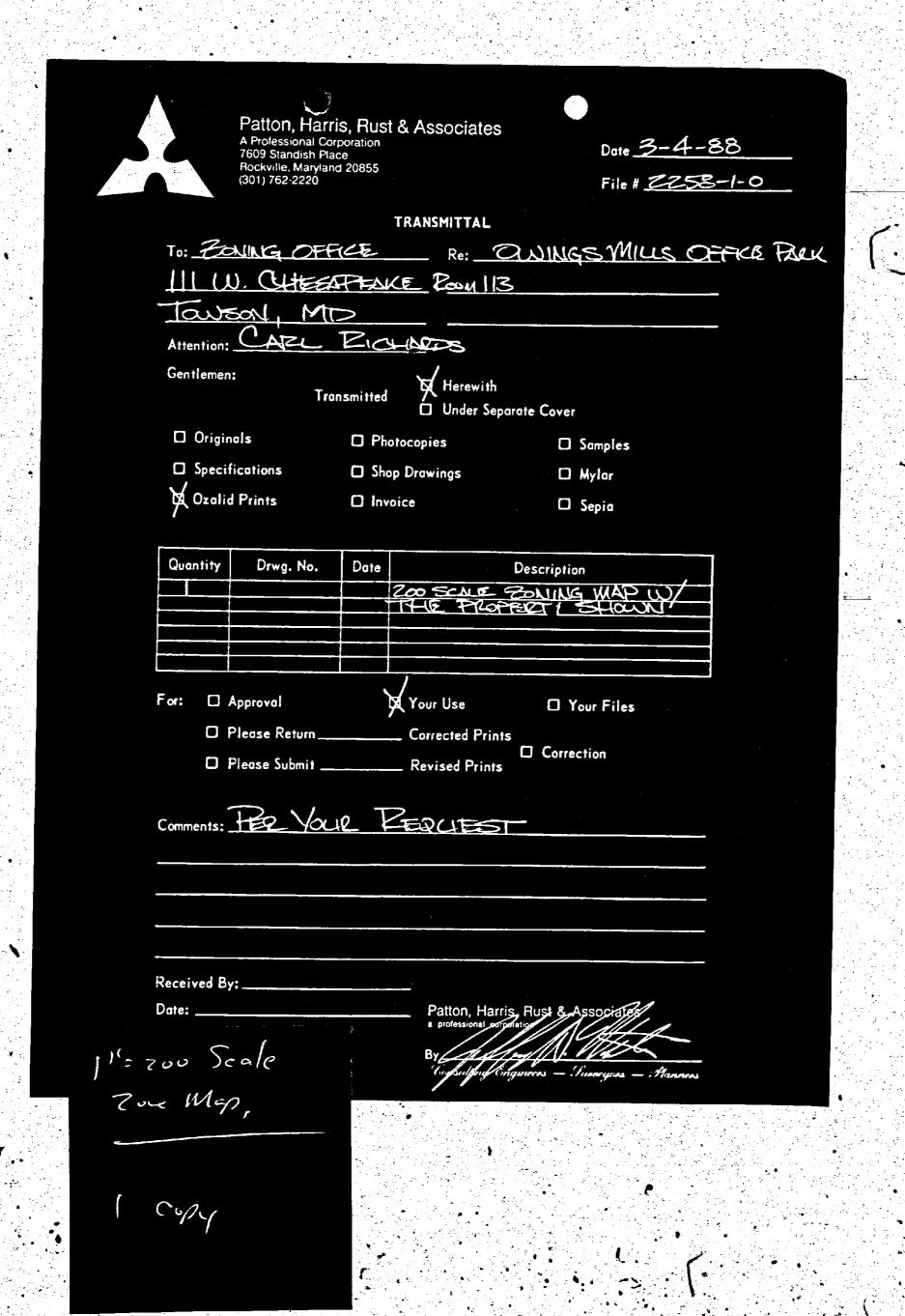












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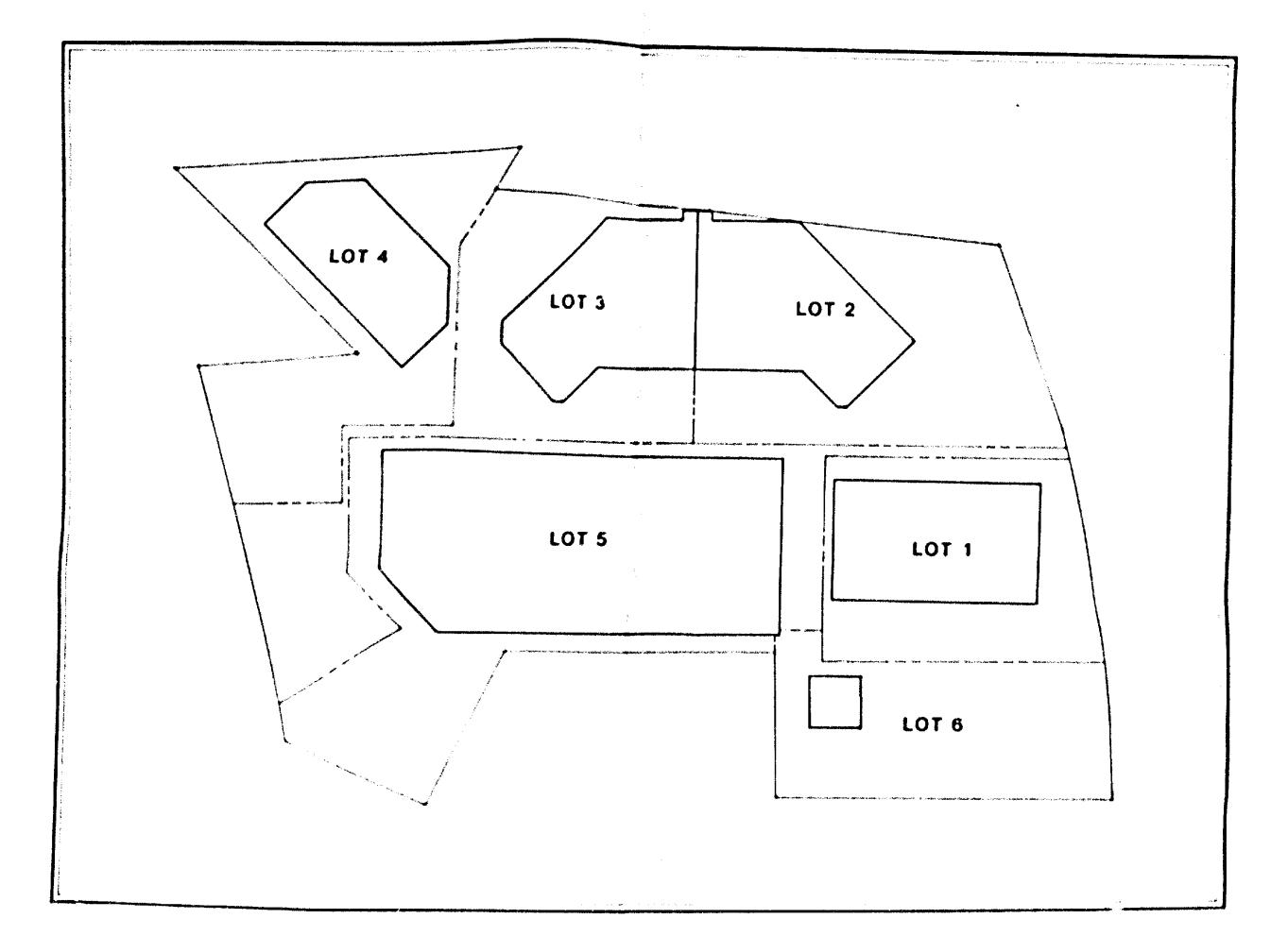
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OWINGS MILLS TOWN CENTER BALTIMORE COUNTY, MARYLAND

CRG AND ZONING VARIANCE PLANS

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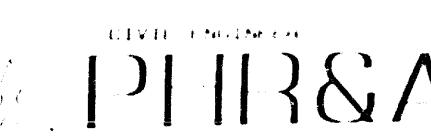
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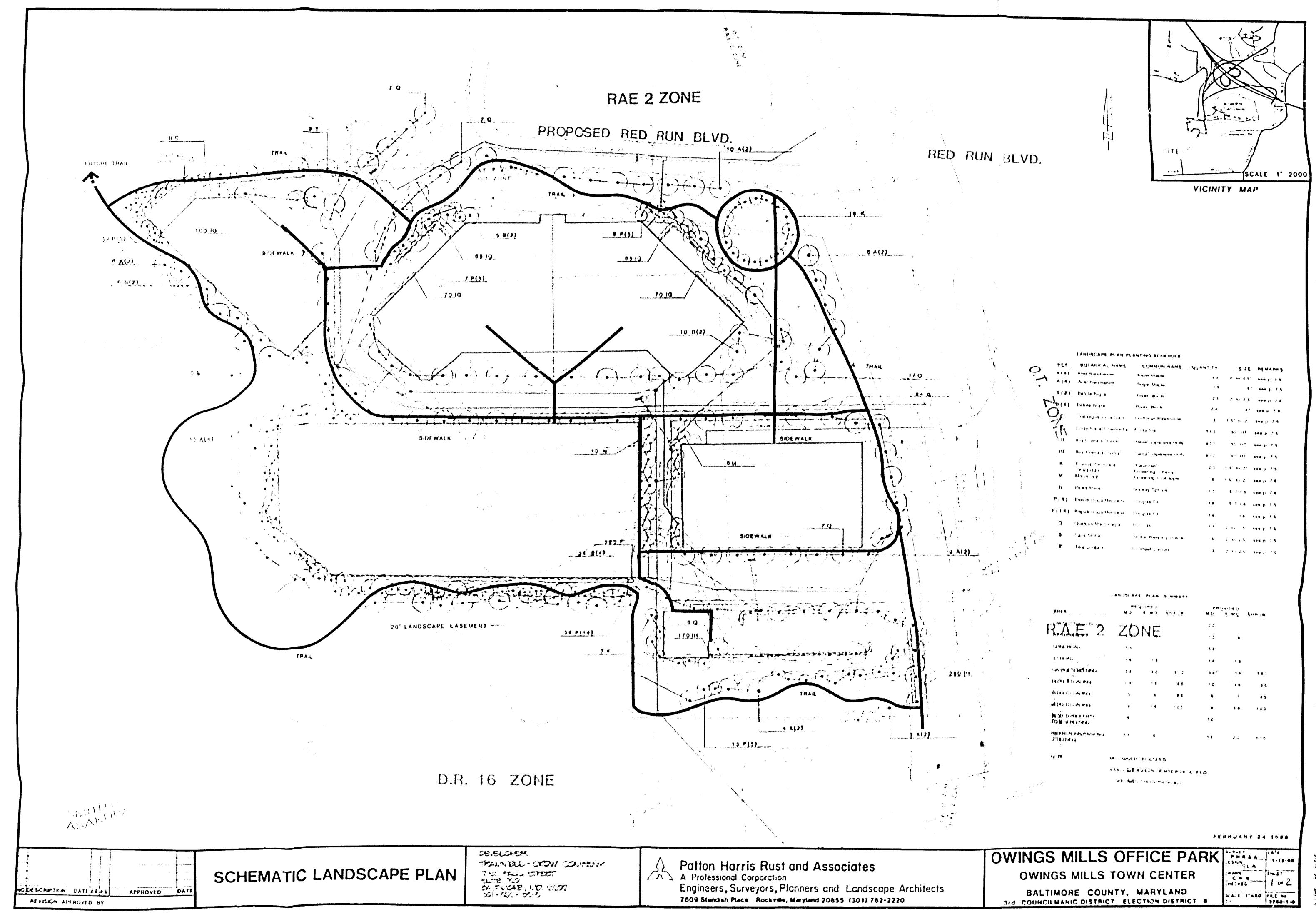


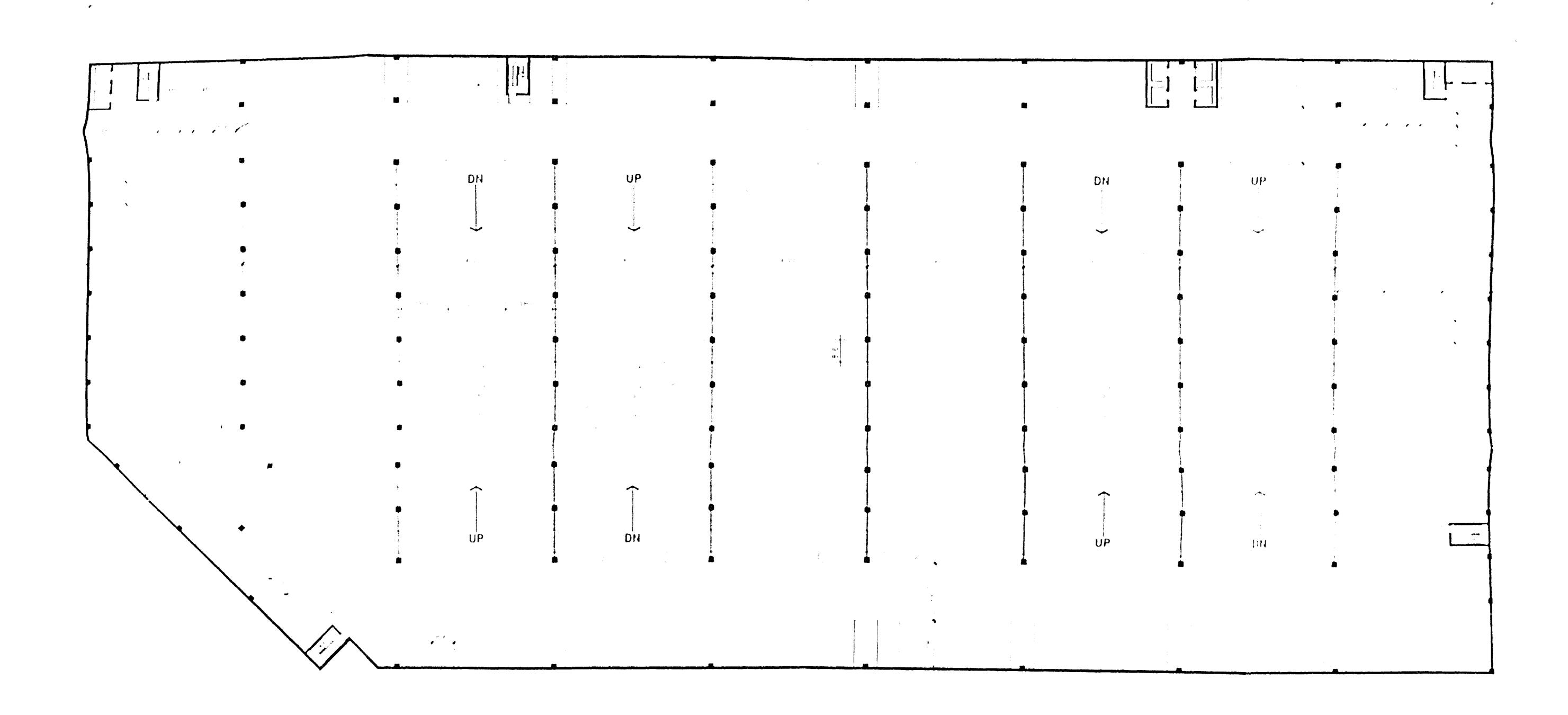
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